



Situated in a popular residential address in west Reading is this 2 plus 1 bedroom bay-fronted terrace home which benefits from no onward chain. The property offers the opportunity for individual improvement and upgrading and also features a modern kitchen with a ground floor bathroom and two separate reception rooms. The location is ideal for local amenities with schools and shops within walking distance as well as excellent transport links with Reading West station and local bus routes nearby. The property has been rented for many years and has been improved and updated by the current landlords and will appeal to investors and owner occupiers and is being sold with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- 2 +1 Bedrooms
- Two reception rooms
- Modern kitchen and downstairs bathroom
- Close to local amenities
- Opportunity to improve and update
- No onward chain





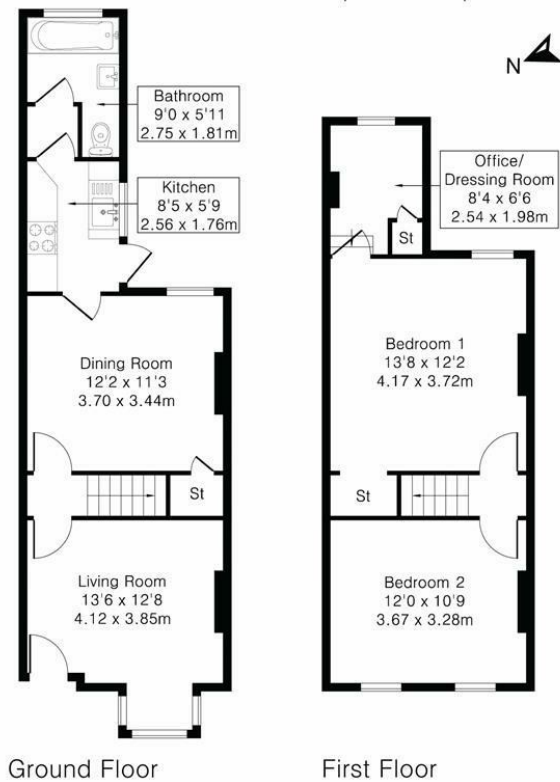


## Further details

**Garden**  
The garden is in need of attention with an area of lawn with a pathway to the rear and useful timber shed.

Floorplan

Approximate Gross Internal Area 829 sq ft – 77 sq m  
Ground Floor Area 432 sq ft – 40 sq m  
First Floor Area 397 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.